



REAL ESTATE

7618 RAES CREEK DR.
SPRING 77389

PROPERTY FEATURES

CONSTRUCTION & SYSTEMS:

- A custom, luxury 4-bedroom, 5256 square foot home situated in a quiet cul-de-sac, gated community with magnificent views overlooking the Augusta Pines Golf course (hole 14 green / hole 15 tee box)
- ~20,000 square foot lot constructed on a higher elevation all sloped to rear golf course
- Huge stone paver circular driveway, a 3-vehicle oversized garage with a separate golf cart bay
- Upgraded 'Slateline' composite shingle roof only 3 years old
- Attic space is spray foamed, climate controlled and completely walkable space with an abundance of storage
- 2 on-demand tankless hot water heater systems
- 3 HVAC, 2 stage systems with dual air filtration
- Integrated interior & exterior Audio/Visual/Security system with built-in wall controls throughout the home
- Water softener and chlorine filtration system

EXTERIOR HIGHLIGHTS:

- Resort style back yard with a 20' by 40' heated pool and spa, complete with waterfall and fire feature
- Large covered patio seating area, complete with TV, fireplace and audio system with controls
- Separate covered seating area with grill, fridge and sink
- Beautifully landscaped and completely irrigated yard

INTERIOR FEATURES:

- High end furniture and furnishings available throughout the home
- Bright and spacious chef's kitchen with double islands, apron sink and top of the line Thermador appliances
- Temperature controlled, 500 bottle wine grotto with granite, wine tasting counter top
- Separate formal dining room and theater room
- Luxurious primary wing with hardwood flooring, seating area, coffee bar and huge his-and-her walk-in closets with built-ins
- Central lobby area with 24' ceilings, wet bar with large capacity beverage fridge
- Spacious guest suite near master bedroom with 32" wide wheel-chair friendly access
- Stunning entrance and foyer with double wrought iron metal doors, chandelier & accent rope lighting
- Upstairs game room with floor to ceiling windows, balcony and magnificent panoramic views of golf course
- Spacious main living and dining area, with huge windows, gorgeous views (golf course and pool) and gas f/p
- Grand, majestic stair case with wrought iron railing
- Spacious laundry room with 2nd fridge, built-in cabinets, sink, and a side-by-side washer and dryer
- Sophisticated study (pool and golf course views) with custom wood floors cabinets, paneling and matching plantation shutters
- An elegant mix of travertine, ceramic tile and wood flooring on the main floor
- Custom built-ins and beautiful granite countertops throughout the entire home
- Detailed trim work and 8' doors throughout
- Recessed lighting with brand new, energy efficient LED lighting throughout
- 8' doors, large windows and plantation shutters/custom black-out draperies and blinds throughout